

American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: 167322RS-01
Print Date & Time: 04/29/24 3:23 PM
Officer/Escrow Officer: Mary Jo Ricca
Settlement Location:
Angelo S. Ferrante, Esq.
795 Parkway Avenue, A-3
Trenton, NJ 08618

RealSafe Title, LLC
ALTA Universal ID: 1184462
20 Kings Highway West
Haddonfield, NJ 08033



Property Address:	Block 35901, Lot 3 (X Lot 4), Trenton City, in Mercer County, NJ 17 Cornwall Avenue Trenton, NJ 08618
Borrower:	Craig F Burnett and Monique Beasley 17 Cornwall Avenue Trenton, NJ 08618
Seller:	Donald Johnson 17 Cornwall Avenue Trenton, NJ 08618
Lender:	CMG Mortgage Inc. ISAOA, 3160 Crow Canyon Rd. Suite 400, San Ramon, CA, 94583
Loan Number:	RTS000003100
Settlement Date:	04/29/2024
Disbursement Date:	
Additional dates per state requirements:	


Financial				
	\$320,000.00	Sale Price of Property	\$320,000.00	
		Deposit		\$23,000.00
		Loan Amount		\$314,204.00
Prorations/Adjustments				
	\$1,483.03	City/town taxes from 04/30/2024 thru 06/30/2024	\$1,483.03	
\$450.00		Seller Concession		\$450.00
\$10,000.00		Partial proceeds to seller per order to Donald Johnson		
\$44,376.64		Proceeds to Chapter 13 Trustee to Albert Russo, Trustee		
Loan Charges to CMG Mortgage Inc. ISAOA				
		Application Fees	\$1,520.00	
		0.338% of Loan Amount (Points)	\$1,062.01	
		Prepaid Interest \$60.26 per day from 04/29/2024 to 05/01/2024)	\$120.52	
Other Loan Charges				
		Credit Report	\$170.00	

		Appraisal Re-inspection Fee	\$150.00	
		MIP	\$5,404.00	
		Impounds		
		Homeowner's Insurance \$121.58 per month for 3 mo.	\$364.74	
		Property Taxes \$725.57 per month for 3 mo.	\$2,176.71	
		Title Charges & Escrow / Settlement Charges		
		Title - ALTA 8.1-06 Enh to RealSafe Title, LLC - TRUST		
		Title - ALTA 9.10-06 Enh to RealSafe Title, LLC - TRUST		
		Title - Closing / Settlement Fee to RealSafe Title, LLC - TRUST	\$250.00	
		Title - Closing Protection Letter(CPL) to RealSafe Title, LLC - TRUST	\$75.00	
		Title - County Search & Copies to RealSafe Title, LLC - TRUST	\$126.00	
		Title - E-Doc Fee to RealSafe Title, LLC - TRUST	\$50.00	
		Title - Overnight Fees to RealSafe Title, LLC - TRUST	\$10.50	
		Title - Prepare/Record Notice of Settl to RealSafe Title, LLC - TRUST	\$40.00	
		Title - Recording Service Fee - Mtg. to RealSafe Title, LLC - TRUST	\$15.00	
		Title - Survey Endorsement to RealSafe Title, LLC - TRUST	\$25.00	
		Title - Tax Search to RealSafe Title, LLC - TRUST	\$46.20	
		Title - Title Examination to RealSafe Title, LLC - TRUST	\$100.00	
		Title - Transaction Platform Fee to RealSafe Title, LLC - TRUST	\$20.00	
		Title - Upper Crt / US Patriot Search to RealSafe Title, LLC - TRUST	\$42.00	
\$250.00		Title - Wire Fee to RealSafe Title, LLC - TRUST	\$4.50	
		Title - Closing / Settlement Fee to RealSafe Title, LLC - TRUST		
\$10.00		Title - Outgoing Wire Fee to RealSafe Title, LLC - TRUST		
		Title - Overnight Fees - HOI Premium to RealSafe Title, LLC - TRUST	\$10.50	
		Title - Lender's Title Insurance(\$1,727.00) to RealSafe Title, LLC - TRUST	\$25.00	
		Title - Tideland's Search to RealSafe Title, LLC - TRUST	\$35.00	
		Title - Owner's Title Insurance(\$50.00) to RealSafe Title, LLC - TRUST	\$1,752.00	
		Government Recording and Transfer Charges		
		Recording Fee (Deed) to County Clerk	\$100.00	
		Recording Fee (Mortgage) to County Clerk	\$180.00	
\$1,871.00		NJ Mansion Tax to County Clerk		
\$30.00		Transfer Tax to County Clerk		
		Order to sell		

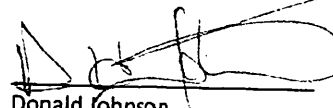
		Payoff(s)		
\$242,348.91		Lender: Payoff of First Mortgage Loan to KML Law Group, P.C.		
		Total (\$242,348.91)		
		Miscellaneous		
		Notary to Caroline Miller		
\$15.00		Notary to Caroline Miller	\$25.00	
		Homeowner's Insurance Premium to AAA Appraisals		
\$2,176.70		2024 2nd Q taxes to Trenton City TAX COLLECTOR	\$1,459.00	
		Attorney Fee Buyer to Angelo S. Ferrante, Esq.	\$1,450.00	
\$1,100.00		Attorney Fee Seller to Candace Smith Sklar		
\$9,600.00		Commission-Listing to BHHS Fox & Roach Hopewell Valley		
\$8,000.00		Commission-Selling to Coldwell Banker Preferred		
\$600.00		Final water/sewer escrow to RealSafe Title, LLC - ESCROW		
		Flat Commission to Coldwell Banker Preferred	\$395.00	
\$654.78		Water and Sewer - Past Due to Trenton Water Works		
\$321,483.03	\$321,483.03	Subtotals	\$338,686.71	\$337,654.00
		Due From Borrower		\$1,032.71
		Due From Seller		
\$321,483.03	\$321,483.03	Totals	\$338,686.71	\$338,686.71

Acknowledgement

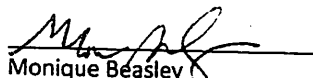
We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize RealSafe Title, LLC to cause the funds to be disbursed in accordance with this statement.


Craig F Burnett

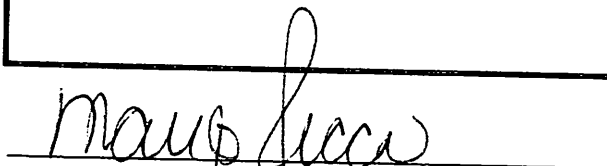
4/29/24
Date


Donald Johnson


Date


Monique Beasley

4/29/24
Date


Mary Jo Ricca

4/29/24
Date